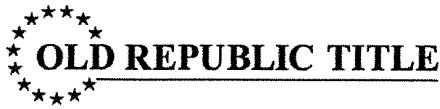


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12/20/2019 3:02:00 PM \$40.00
Book - 10875 Pg - 8934-8936
RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED MAIL TO:
VP Daybreak Investco 11 LLC, a Utah limited liability company
11248 Kestrel Rise Road, Suite 201
South Jordan, UT 84009

File Number: 1828175HM-11
Tax ID: 26-23-203-001 and 26-23-226-001

SPECIAL WARRANTY DEED

VP DAYBREAK INVESTMENTS LLC, a Delaware limited liability company GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS against the acts of Grantor Only to

VP Daybreak Investco 11 LLC, a Utah limited liability company, GRANTEE

the following tract of land in Salt Lake, County, State of UTAH, to-wit

See Attached Legal Description

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2020 and thereafter.

IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute this instrument as of the date hereinafter written.

DATED: December 17, 2019

GRANTOR:

VP DAYBREAK INVESTMENTS LLC,
a Delaware limited liability company

By: DAYBREAK COMMUNITIES LLC,
a Delaware limited liability company
Its: Project Manager

By: 
Name: Ty McCutcheon
Title: President & CEO

ACKNOWLEDGMENT

STATE OF UTAH)
) SS.
COUNTY OF SALT LAKE)

On December 17, 2019, personally appeared before me, a Notary Public, Ty McCutcheon, the President & CEO of DAYBREAK COMMUNITIES LLC, a Delaware limited liability company, the Project Manager of VP DAYBREAK INVESTMENTS LLC, a Delaware limited liability company, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed the above instrument on behalf of VP DAYBREAK INVESTMENTS LLC, a Delaware limited liability company.

WITNESS my hand and official Seal.



M. Kunkel
Notary Public in and for said State

My commission expires: June 13, 2021

[SEAL]

EXHIBIT A

Parcel 1: (TPN 35a - Parcel D - 26-23-203-001)

Beginning at a point on the Westerly Line of Lot Z107 of the VP Daybreak Operations-Investments Plat 1 subdivision, said point also being a point on a 1033.000 foot radius non tangent curve to the left, (radius bears South 58°42'52" West, Chord: North 32°25'18" West 40.969 feet), said point lies South 89°56'03" East 7984.871 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 3065.751 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot Z107 the following (2) courses: 1) along the arc of said curve 40.972 feet through a central angle of 02°16'21"; 2) North 33°33'29" West 1029.577 feet; thence North 54°38'21" East 1278.979 feet to a point on a 4932.000 foot radius tangent curve to the right, (radius bears South 35°21'39" East, Chord: North 56°05'44" East 250.683 feet); thence along the arc of said curve 250.710 feet through a central angle of 02°54'45"; thence North 57°33'06" East 174.529 feet to the Easterly Line of said Lot Z107; thence along said Lot Z107 the following (7) courses: 1) South 28°15'49" East 3.877 feet to a point on a 2829.000 foot radius non tangent curve to the left, (radius bears North 28°15'47" West, Chord: North 59°38'39" East 206.614 feet); 2) along the arc of said curve 206.660 feet through a central angle of 04°11'08"; 3) North 57°50'02" East 10.440 feet; 4) South 36°33'03" East 0.580 feet; 5) South 36°32'59" East 121.694 feet to a point on a 6295.000 foot radius non tangent curve to the left, (radius bears North 60°44'59" East, Chord: South 33°01'39" East 829.387 feet); 6) along the arc of said curve 829.988 feet through a central angle of 07°33'16"; 7) South 36°48'17" East 167.098 feet; thence South 58°42'58" West 630.900 feet; thence South 56°26'31" West 1298.467 feet to the said Westerly Line of Lot Z107 and the point of beginning.

Parcel 2: (TPN 35b - Parcel C - 26-23-226-001)

Beginning at a point on the Easterly Line of Lot Z107 of the VP Daybreak Operations-Investments Plat 1 subdivision, said point lies South 89°56'03" East 9606.090 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4112.995 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot Z107 the following (2) courses: 1) North 36°48'17" West 167.098 feet to a point on a 6295.000 foot radius tangent curve to the right, (radius bears North 53°11'43" East, Chord: North 33°01'39" West 829.387 feet); 2) along the arc of said curve 829.988 feet through a central angle of 07°33'16"; thence South 36°32'59" East 838.941 feet; thence South 45°16'29" East 164.815 feet; thence South 58°42'58" West 75.530 feet to the point of beginning.